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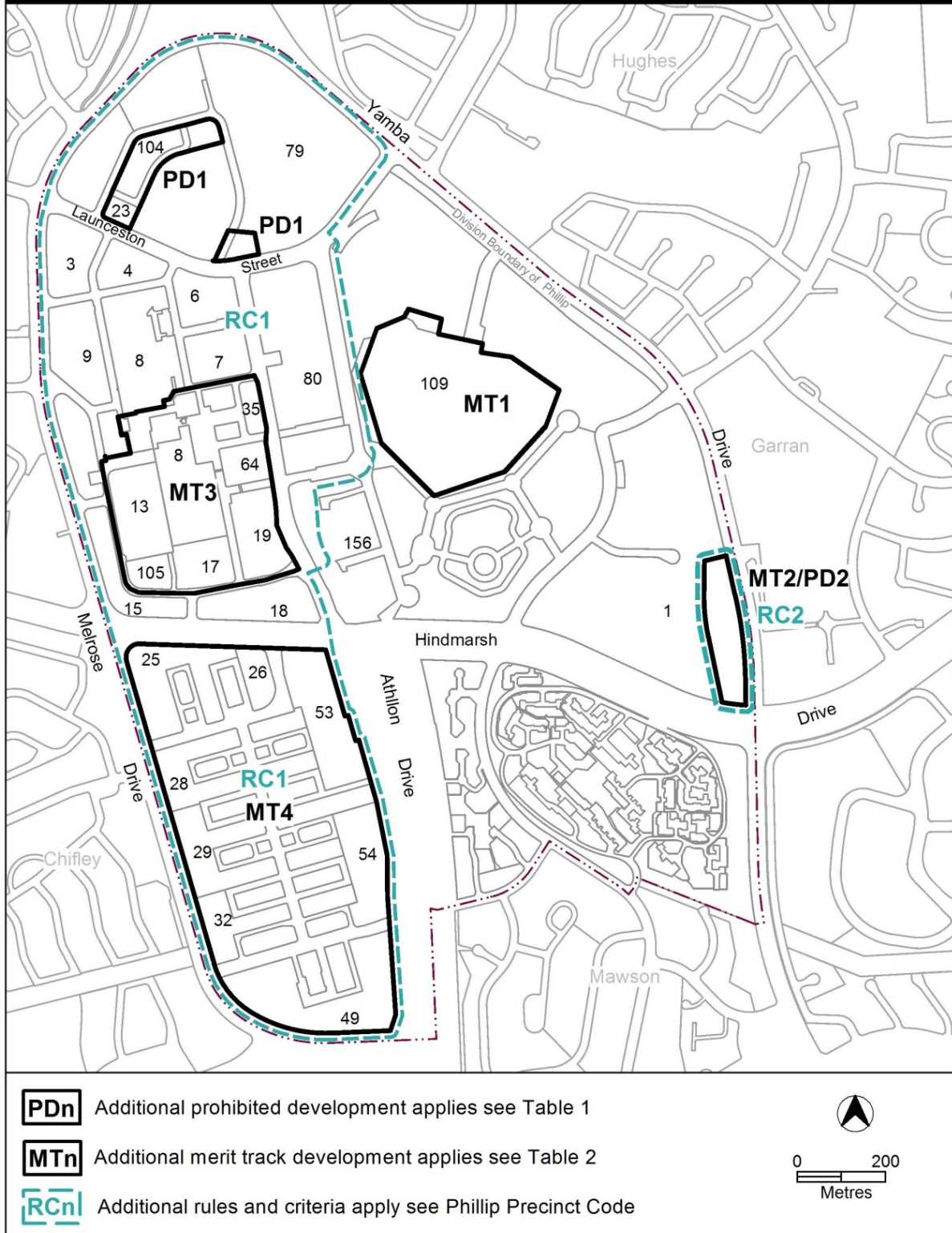
Environment and
Sustainable Development

Phillip Precinct Map and Code

includes
Woden Town Centre

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Phillip Precinct Map



Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Phillip Precinct Map (identified as PDn or MTn). Development that is exempt from requiring development approval, other prohibited development and the minimum assessment track applicable to each development proposal is set out in the relevant zone development table.

The following tables constitute part of the relevant zone development table.

Table 1 – Additional prohibited development

Additional prohibited development		
Suburb precinct map label	Zone	Development
PD1	CZ2	<i>RESIDENTIAL USE</i>
PD2	CZ2	<i>drink establishment</i> <i>indoor recreation facility</i> <i>restaurant (except where ancillary to other permitted use)</i> <i>SHOP</i> <i>tourist facility</i>

Table 2 – Additional merit track development

Additional merit track development that may be approved subject to assessment		
Suburb precinct map label	Zone	Development
MT1	PRZ1	<i>cemetery</i>
MT2	CZ2	<i>scientific research establishment</i>
MT3	CZ1	<i>produce market</i>
MT4	CZ3	<i>corrections facility</i>

Phillip Precinct Code

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Introduction

Name

The name of this code is **Phillip Precinct Code**.

Application

The code applies to the Division of Phillip.

Purpose

This code provides additional planning, design and environmental controls for specific areas or blocks and may also contain references to provisions in other codes.

In conjunction with other relevant codes it will be used by the *Authority* to assess development applications and offer guidance to intending applicants in designing development proposals and preparing development applications.

Structure

This code contains additional rules and/or criteria for particular blocks or parcels identified as areas RCn on the precinct map, to be read in conjunction with the relevant development code. It may also contain sub-parts.

Each element has one or more rules and, unless the respective rule is mandatory, each rule has an associated criterion. Rules provide quantitative, or definitive, controls. By contrast, criteria are chiefly qualitative in nature.

In some instances rules are mandatory. Such rules are accompanied by the words “This is a mandatory requirement. There is no applicable criterion.” Non-compliance with a mandatory rule will result in the refusal of the development application. Conversely, the words “There is no applicable rule” is found where a criterion only is applicable.

Code hierarchy

Under the *Planning and Development Act 2007*, where more than one type of code applies to a development, the order of precedence if there is inconsistency of provisions between codes is: precinct code, development code and general code.

If more than one precinct code applies to the site, the most recent precinct code takes precedence to the extent of any inconsistency.

Definitions

Defined terms, references to legislation and other documents are italicised.

Definitions of terms used in this code are listed in part 13 of the Territory Plan or, for terms applicable only to this code, associated with the respective rule.

Acronyms

ACTPLA	Planning and Land Authority within the ACT Environment and Sustainable Development Directorate
EPA	ACT Environment Protection Authority

ESA	ACT Emergency Services Agency
ESDD	ACT Environment and Sustainable Development Directorate
NCA	National Capital Authority
P&D Act	Planning and Development Act 2007
TAMS	ACT Territory and Municipal Services Directorate

Additional rules and criteria

This part applies to blocks and parcels identified in the Phillip Precinct Map (RCn). It should be read in conjunction with the relevant zone development code and related codes.

RC1 – Woden Town Centre

This part applies to blocks and parcels identified in area RC1 shown on the Phillip Precinct Map. RC1 includes the Woden Town Centre.

Element 1: Use

Rules	Criteria
1.1 Ground floor use	
<p>R1</p> <p>This rule applies to buildings in area a fronting the hatched area shown in figure 1.</p> <p>Only the following uses are permitted on the ground floor level:</p> <ul style="list-style-type: none"> a) <i>business agency</i> b) <i>club</i> c) <i>community activity centre</i> d) <i>drink establishment</i> e) <i>financial establishment</i> f) <i>hotel</i> g) <i>indoor entertainment facility</i> h) <i>indoor recreation facility</i> i) <i>public agency</i> j) <i>restaurant</i> k) <i>SHOP.</i> 	<p>C1</p> <p>Buildings fronting main pedestrian areas and routes incorporate uses on the ground floor that generate activity in the public space.</p>
<p>There is no applicable rule.</p>	<p>C2</p> <p>This criterion applies to buildings in area b fronting the hatched area shown in figure 1.</p> <p>Buildings incorporate uses on the ground floor that generate activity in the public space.</p>
1.2 SHOP – CZ2 – floor area limit	
<p>R3</p> <p>This rule applies to area b shown in figure 1.</p> <p>The maximum <i>gross floor</i> area of any <i>SHOP</i> is 200m².</p>	<p>C3</p> <p><i>SHOPS</i> are limited to a scale appropriate to providing convenient shopping and personal services for the local workforce and residents.</p>



Figure 1

Rules	Criteria
1.3 RESIDENTIAL USE – Phillip services area	
<p>R4</p> <p>This rule applies to area d shown in figure 1.</p> <p><i>RESIDENTIAL USE</i> is not permitted at the ground floor level.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
1.4 NON RETAIL COMMERCIAL USE – Phillip Oval	
<p>There is no applicable rule.</p>	<p>C5</p> <p>This criterion applies to section 23.</p> <p><i>NON RETAIL COMMERCIAL USE</i> achieves all of the following:</p> <ul style="list-style-type: none"> a) compatibility with the operation of a day and night sporting oval b) located on land contiguous with Phillip Oval
1.5 Development on nominated car parking areas	
<p>R6</p> <p>This rule applies to the shaded area shown in figure 1.</p> <p>Development complies with all of the following:</p> <ul style="list-style-type: none"> a) the existing number of car parking spaces is retained on the site and made available for public use at all times b) provides car parking that is generated by the development on site in accordance with the <i>Parking and Vehicular Access General Code</i> in addition to the spaces required by item a) 	<p>C6</p> <p>Development achieves all of the following:</p> <ul style="list-style-type: none"> a) any additional parking provision requirements (under the <i>Parking and Vehicular Access General Code</i>) for the development b) makes a substantial contribution to the long term parking supply for the town centre as endorsed by the Territory
1.6 Additional development – Phillip swimming and ice skating centre	
<p>R7</p> <p>This rule applies to section 22 block 2.</p> <p>Development complies with all of the following:</p> <ul style="list-style-type: none"> a) an ice skating rink suitable for national ice hockey competition b) a 50–metre public pool located on the northern portion of the block with unimpeded visual connection and direct public address to Irvine Street c) development for other uses is restricted to the southern portion of the block and involves redevelopment of the pool as an indoor facility 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 2: Buildings

Rules	Criteria
2.1 Number of storeys – Phillip business and leisure precinct	
There is no applicable rule.	<p>C8</p> <p>This criterion applies to area c shown in figure 1. Buildings achieve a bulk and scale that achieves all of the following:</p> <ul style="list-style-type: none"> a) consistency with the <i>desired character</i> b) reasonable solar access to <i>dwellings</i> on adjoining <i>residential blocks</i> and their associated <i>private open space</i> <p>the maximum number of <i>storeys</i> is 6.</p> <p>Where buildings achieve, in addition to items a) and b), all of the following:</p> <ul style="list-style-type: none"> c) marker buildings d) architectural emphasis on corner sites and other appropriate locations <p>the maximum number of <i>storeys</i> is 12.</p>
There is no applicable rule.	<p>C9</p> <p>This criterion applies to area b shown in figure 1. Buildings achieve a bulk and scale that achieves consistency with the <i>desired character</i>.</p>
2.2 Number of storeys – Phillip services area	
<p>R10</p> <p>This rule applies to area d shown in figure 1.</p> <p>The maximum number of storeys is 3.</p>	<p>C10</p> <p>This criterion applies to area d shown in figure 1. Buildings achieve all of the following</p> <ul style="list-style-type: none"> a) consistency with the <i>desired character</i> b) reasonable solar access to <i>dwellings</i> on adjoining <i>residential blocks</i> and their associated <i>private open space</i> c) predominantly 3 storeys with a maximum number of <i>storeys</i> is 4 d) an additional 5th storey may be allowed where it complies with all of the following: <ul style="list-style-type: none"> i) an <i>attic</i> ii) on corner of blocks fronting Townsend Street.

Rules	Criteria
2.3 Active frontages	
<p>R11</p> <p>This rule applies to buildings fronting the hatched area shown in figure 1.</p> <p>Buildings incorporate display windows and shop fronts with direct pedestrian access at ground floor level.</p>	<p>C11</p> <p>Buildings achieve all of the following:</p> <ul style="list-style-type: none"> a) direct pedestrian access from main pedestrian areas b) avoid extensive lengths of blank walls unrelieved by doors, display windows or the like.
2.4 Materials and finishes	
<p>There is not applicable rule.</p>	<p>C12</p> <p>This criterion applies to buildings in area a shown in figure 1.</p> <p>Building colours and materials are consistent with existing development within the Woden Town Centre.</p>

RC2 – Yamba Drive Corridor Site

This part applies to blocks and parcels identified in area RC2 shown on the Phillip Precinct Map.

RC2 includes the Yamba Drive corridor site.

Element 3: Buildings

Rules	Criteria
3.1 Number of storeys	
R13 The maximum number of <i>storey</i> is 4.	C13 The number of <i>storeys</i> comply with all of the following: <ul style="list-style-type: none"> a) compatibility with existing, or future desired character of, adjacent development b) appropriate to the scale and function of the use c) minimise detrimental impacts, including overshadowing and excessive scale d) no higher than the established tree canopy along main avenues with primarily landscaped frontage.
3.2 Setback	
R14 The minimum front setback to Yamba Drive is 10m.	C14 Building frontages to Yamba Drive achieve all of the following: <ul style="list-style-type: none"> a) consistent with established building lines b) a landscaped setting.
3.3 Materials and finishes	
R15 Building colours are off-white to light buff/grey.	C15 Any alternative colours used achieve all of the following: <ul style="list-style-type: none"> a) Relate to clearly defined elements of the building b) are predominantly earthy toned c) minor elements in the building facade may be accented d) subsidiary to the main off-white to light buff/grey materials.